

Condominium

**RESIDENTIAL**

## 22111 RIVER OAKS DR # D3

ROCKY RIVER, OH 44116

**\$80,402** TopHap Estimate · \$111 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**726 ft<sup>2</sup>**

LIVING AREA

**6.48 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

**1**

PARKING

### VALUATION

**\$80K**

**\$72K low**

**\$89K high**

Last Sale

**\$80,000 · Feb 8, 2019**

Est. Owner Equity

**\$80,402**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,403 (2024) |
| Assessed Value        | \$24,850       |
| Previous Assessed     | \$11,940       |
| Assessor Market Value | \$71,000       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Condominium                |
| County        | Cuyahoga                   |
| Lot (acres)   | 6.48                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Detached           |
| Pool          | Yes                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|----------|--------------------|------|
| Mar 30, 2020 | Quitclaim | Quit Claim Transfer | \$71,900 | \$99               |      |
| Feb 8, 2019  | Resale    | Warranty Deed       | \$80,000 | \$110              |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.3 mi   |
| Rocky River High School            | High       | 9–12   | 1.1 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 1.6 mi   |

District: Rocky River City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

|
 NEIGHBORHOOD · ZIP 44116

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|